



Hollywood Lane

3 Bedroom, 1 Bathroom, House - Semi-Detached

£460 000





- LARGE PLOT
- Sought-after location
- Three spacious reception rooms
- Ample natural light throughout
- Magnificent garden views
- Private parking available
- Generously sized bedrooms
- Close to local schools
- Huge potential for refurbishment

We are proud to present to you an exquisite semi-detached house that is currently for sale. With its character charmed in a plethora of unique features and potential, this property is ideally positioned in a sought-after location with easy access to local schools and amenities.

The property, in its traditional essence, comprises a selection of expansive living areas. It benefits from three large reception areas, each basking in ample natural light. Two of the reception rooms are complimented by large windows, with one boasting a magnificent view of the adorned garden. The first reception room demonstrates an air of comfort with a splendid fireplace, whilst the second reception room is decked with chic wood floors, inducing a sense of modernity that contrasts beautifully with the traditional aspects of the property. The property also houses three bedrooms, two of which are generously sized doubles and a comfortable single bedroom, ideal for a young family or investors looking to diversify their portfolio. The house also includes a functional kitchen, a testament to its past caretakers' stewardship. A practical family bathroom completes the dwelling with the promise of comfortable living.



Unique features add a dash of charm to the property, including an authentic fireplace, private parking, and an exquisite garden that offers ample space for outdoor enjoyment. Although in need of refurbishment, the house holds an EPC rating of D and falls within Council Tax Band D. This property, nestled in an advantageous position near local schools, shops, and essential amenities, holds tremendous promise for both investors and families alike. With the right vision, it can be transformed into a quintessential family home full of life and warmth. This is truly an opportunity not to be missed. Your dream property awaits you.

Council Tax band: D

EPC: D

Mobile Date: Vodafone, EE, Three, O2 all available.

Broadband data: Ultrafast available - Virgin, Media and Openreach





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

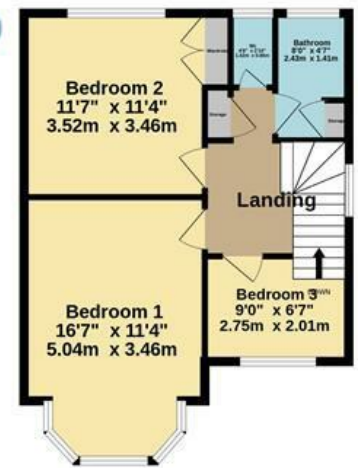
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor
865 sq.ft. (80.4 sq.m.) approx.

1st Floor
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or not for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.